

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday, March 9, 2020

CASE NUMBER: C15-2019-0046

Item # P-1

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ N ☐ Melissa Hawthorne
☐ Y ☐ William Hodge
☐ Y ☐ Don Leighton-Burwell
☐ - ☐ Rahm McDaniel out
☐ Y ☐ Darryl Pruett
☐ Y ☐ Veronica Rivera
☐ Y ☐ Yasmine Smith
☐ - ☐ Michael Von Ohlen out
☐ Y ☐ Kelly Blume (Alternate)
☐ Y ☐ Martha Gonzalez (Alternate)

APPLICANT: Lila Nelson

OWNER: Benjamin S Wu

ADDRESS: 4320 JAMES CASEY ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-1067 (H) (Design Regulations) Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards to

- a) decrease the minimum parking setback from 25 feet (required) on the southern and western boundaries to 0 feet (requested) and;
- b) decrease the minimum driveway setback from 20 feet (required) to 0 feet (requested),

in order to construct an accessory parking lot in a “LO-V-NP”, Limited Office – Vertical Mixed Use – Neighborhood Plan zoning district. (South Manchaca Neighborhood Plan)

NOTE: The subject property is 110 ft. wide

BOARD’S DECISION: BOA meeting Aug 12, 2019 **The public hearing was closed by Chair Don Leighton-Burwell, Board Member Yasmine Smith motion to postpone to September 9, 2019, Board Member Brooke Bailey second on an 11-0 vote; POSTPONED TO SEPTEMBER 9, 2019; Sept 9, 2019 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Jessica Cohen motions to Postpone to October 14, 2019, Board Member Rahm McDaniel seconds on a 10-1 vote (Board member Darryl Pruett nay); POSTPONED TO OCTOBER 14, 2019. Oct 14, 2019 POSTPONED TO November 7, 2019; Nov 7, 2019 POSTPONED TO JANUARY 13, 2020 BY APPLICANT; Jan 13, 2020 POSTPONED TO MARCH 9, 2020; MAR 9, 2020**

The public hearing was closed by Chair Don Leighton-Burwell, Board Member Darryl Pruett motions to Grant compatibility setback based on site plan sheet 8 of 13, Board Member Ada Corral seconds on a 9-1 vote (Board member Melissa Hawthorne nay); GRANT COMPATIBILITY SETBACK BASED ON SITE PLAN SHEET 8 OF 13.

EXPIRATION DATE: MARCH 9, 2021

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: without this variance there is no possibility of using the bulk of the existing building that is constructed for its reasonable possible use (medical office), there is SF-3 adjacent lot is included in the Special District for future commercial use, it is only a matter of time before the use will change, the owner of the SF-3 adjacent lot has stated they are in support of the variance

(b) The hardship is not general to the area in which the property is located because: the surrounding properties have been redeveloped or are in the process of being redeveloped largely driven by the St David's South Austin Medical Center
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: only parking and a driveway (no building) are proposed for the compatibility setback, there has been a parking area there in the past with no apparent impairment to any of the adjacent properties, properly constructing legal parking on this site is consistent with the current zoning district.


Elaine Ramirez
Executive Liaison

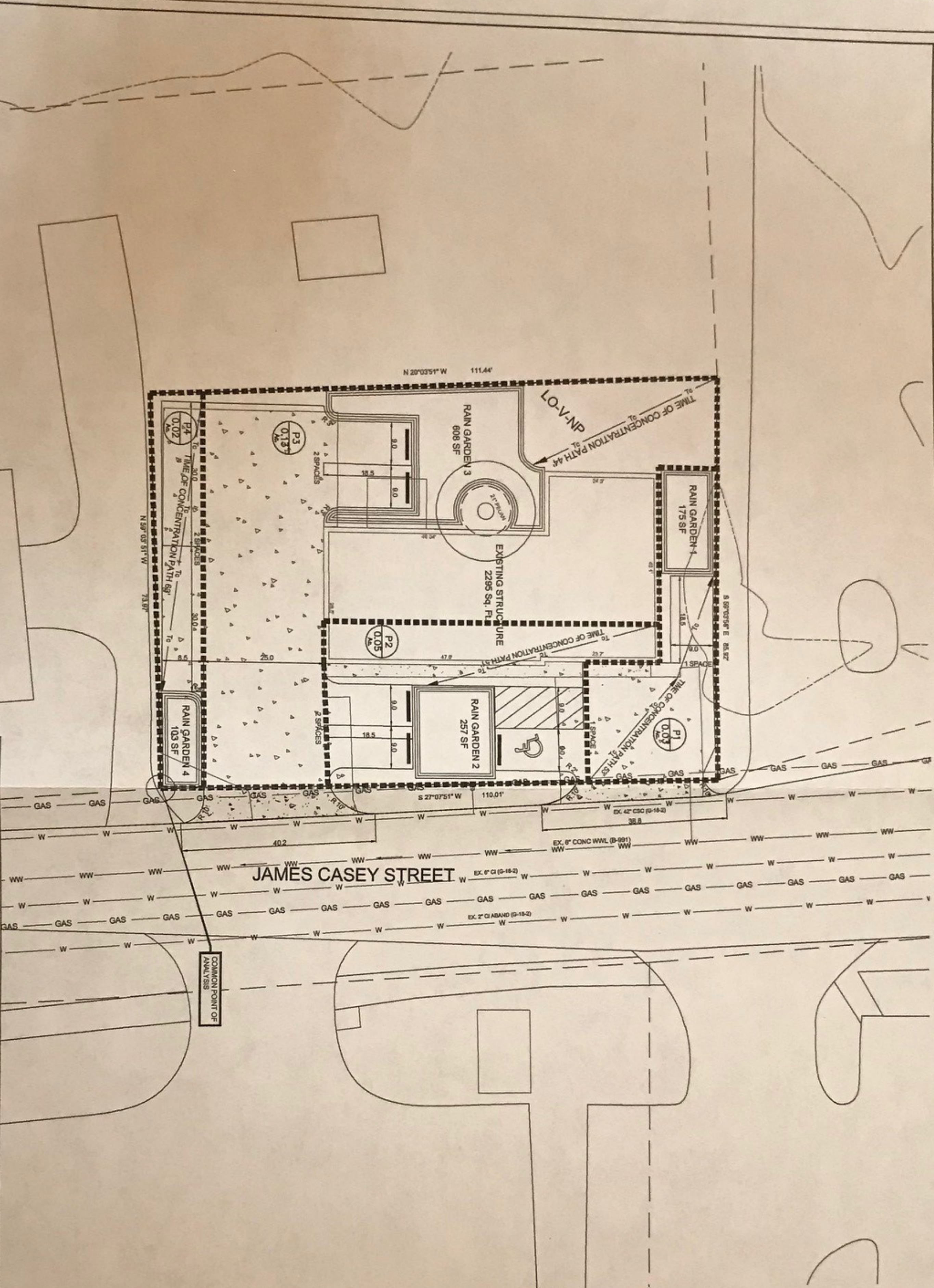
Diana Ramirez for
Don Leighton-Burwell
Chairman

PROPOSED CONDITIONS

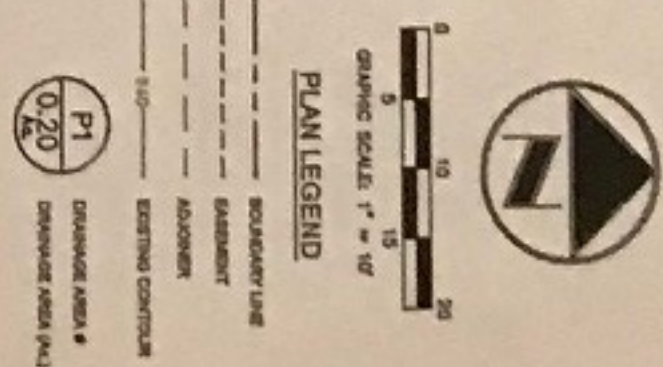
1" = 10'

Table 2: Proposed Conditions

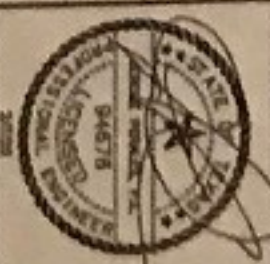
Basin	Area (ac)	Area (sf)	Area (sq mi)	Hydrologic Parameters			HEC-HMS Results				
				Impervious Cover (sf)	Impervious Cover (%)	Lag Time (min)	CN Values	2 YR Event (cfs)	10 YR Event (cfs)	25 YR Event (cfs)	100 YR Event (cfs)
P1	0.03	1200	0.000043	835	70%	3.00	87.5	0.1	0.1	0.2	0.3
P2	0.05	2007	0.000072	1682	84%	3.00	88.2	0.1	0.3	0.3	0.4
P3	0.13	5871	0.000211	3895	66%	3.00	87.3	0.4	0.7	0.9	1.2
P4	0.02	802	0.000029	512	64%	3.00	87.2	0.1	0.1	0.1	0.2
James Casey ROW								0.5	0.9	1.1	1.6



NOTE:
1. NO OFFSITE FLOW ENTERS OUR PROPERTY.



4320 JAMES CASEY STREET
4320 JAMES CASEY STREET, AUSTIN, TX
PROPOSED DRAINAGE AREA MAP



PERALES LAND DEVELOPMENT LLC
Land Development and
Environmental Consulting Services
T.S.P.E. # F-20933

DATE: 07/20
DRAWN BY: BMD
DESIGNED BY: BMD
CHECKED BY: BMD
PROJECT NO: 00000000
SHEET 8 OF 13